



HISTORICAL PRESERVATION COMMITTEE MINUTES

REGULAR MEETING

Wednesday, June 3, 2020 @ 6:00 p.m.

The Kure Beach Historical Preservation Commission (HPC) held its regular meeting on Wednesday, June 6, 2020. A quorum of members was present and Attorney Jim Eldridge attended.

HPC MEMBERS PRESENT

Chairman Craig Galbraith
Member Bill Moore
Member Kenneth Richardson
Member David Garceau
Member Tony Garibay (Via Conference Phone)

HPC MEMBERS ABSENT

None.

STAFF PRESENT

John Batson, Building Inspector
Beth Chase, Deputy Town Clerk

CALL TO ORDER

Chairman Galbraith called the meeting to order at 6:00 p.m.

ADOPTION OF AGENDA

MOTION- Member Richardson made a motion to adopt the agenda as presented

SECOND- Member Moore

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- May 6th, 2020 Regular Meeting

MOTION – Member Garceau made a motion to approve the minutes as presented

SECOND – Member Richardson

VOTE - Unanimous

PUBLIC COMMENTS

None.

OLD BUSINESS

1. Update on the designation report for the downtown Kure Beach Historic Overlay District



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Chairman Galbraith stated that at the last Town Council meeting, he informed the Mayor and Commissioners that he would be sending out an email requesting opinions concerning the direction and observations of the proposed historic district. He has not received any comments at this time. The comments received from the North Carolina Department of Natural Cultural Resources concerning the designation report for the proposed district were included in the agenda packet.

Based on his research and review, Attorney Eldridge considered whether the small town, family-friendly feeling of the Town results from the scope and scale of the small residential structures located within the district. Regardless, the report needs to identify and analyze the elements and traits common to those structures to describe the historical significance of the district and provide a foundation of the design guidelines. He queried whether, if the historical significance of the district derives in part from the small residential structures, will the design guidelines limit the scope and size of future development?

Chairman Galbraith commented he thinks there would be a lot of push back from the property owners if the Town tries to limit the scale and scope of future residential development within the district. He thinks the historical significance is more of a design and material component. In his opinion the significance of the district is its variety of architectural elements, the diversity of which help create the sense of a small-town beach community.

Per Attorney Eldridge, the report needs to identify and analyze how the relevant architectural details and other common elements result in the historical significance of the district.

Chairman Galbraith commented he believes there is funding for HPC in the next fiscal budget year to hire an architect to assist in identifying and analyzing the elements within the district which lend themselves to its historical significance.

Building Inspector Batson commented he did budget \$5,000 in the budget that starts on July 1st.

HPC Attorney Eldridge stated that HPC may also want to re-consider the district's boundaries and again recommended that the report include a formal and detailed site map of the district.

Chairman Galbraith stated he thinks the HPC should hire an architect before having a site map to help the Commission define the architectural and historic characteristics of the downtown business district.

Attorney Eldridge reminded HPC that hiring an architect is subject to statutory procurement requirements which may be exempted in this instance under a resolution from Council. Attorney Eldridge can draft the resolution once an architect and his/her price have been identified.



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CONSENSUS – HPC unanimously agreed to post a notice seeking proposal for the recommended architectural services.

NEW BUSINESS

None.

MEMBER ITEMS

None.

ADJOURNMENT

MOTION- Member Moore made a motion to adjourn the meeting at 7:15 p.m.

SECOND- Member Garceau

VOTE- Unanimous

ATTEST: Mandy Sanders
Town Clerk, Mandy Sanders

Craig Galbraith
Craig Galbraith, Chairman

NOTE: These are action minutes reflecting items considered and actions taken by Historical Preservation Commission. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under government>planning and zoning.